



INDUSTRIAL UNIT TO LET

UNIT 9

E PLAN ESTATE

NEW ROAD NEWHAVEN BN9 0EX



Location

Newhaven is located 9.1 miles (km) east of Brighton 8.1 miles southeast of Lewes and 13.1 miles (km) west of Eastbourne. The A26 provides north-south access between Newhaven and the A27 provides access to Lewes, Brighton and the national road network. The town has a resident population of 12,232.

The E Plan Estate is located directly off the A26 (New Road) part of the town's Avis Way Industrial Estate.

Description

Steel portal frame construction with facing brick & blockwork cladding. Pitched roof with lightwells, strip lighting and gas fired heating/cooling unit. 3 phase power. Concertina loading door to front plus personal access door with security grille over. Offices, W.C's and kitchen.

Accommodation

Unit 9	4,887 sq ft	454 sq m
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Gross internal areas.

Unit 10

Unit 10 is also available, details on application.

Terms

New full repairing & insuring lease on terms to be agreed.

Rent

On application

VAT

We are advised that VAT is chargeable on the rental outgoings.

Estate Service Charge

Details on application.

Business Rates

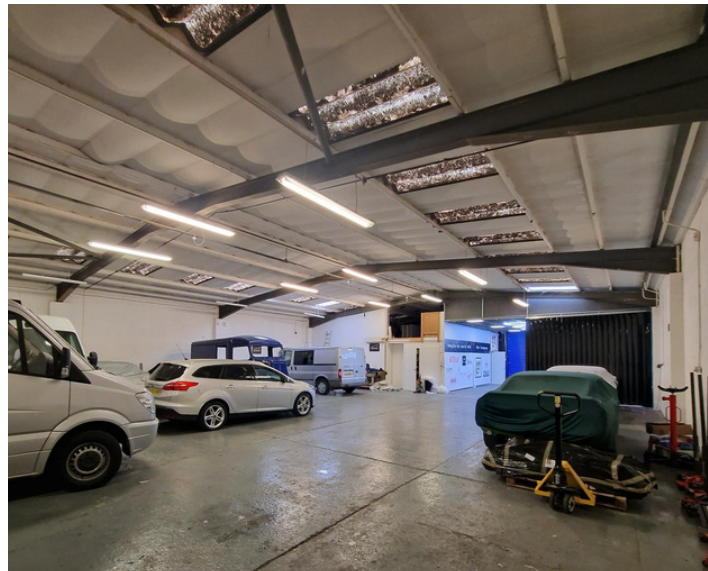
Unit 9 RV £30,250 UBR 49.9p (Apr 23/24).

EPC

Unit 9 Certificate No: 9360-3039-0725-0090-1925, rated D 79

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information

simon thetford

m: 07851 246805

e: simon@carrpriddle.co.uk

nicole evans

m: 07394 562643

e: nicole@carrpriddle.co.uk

T:01273 208010

w:carrpriddle.co.uk